

72 Boundary Road, Mandurah, WA 6210



Block Of Units For Sale

Wednesday, 12 June 2024

72 Boundary Road, Mandurah, WA 6210

Bedrooms: 8

Bathrooms: 3

Parkings: 4

Area: 1012 m2

Type: Block Of Units



Barry Mitting

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Offers from \$499,000

On offer is a bargain priced property which was built as flats in 1959. Over the years the property has seen some alterations, leaving us with today's current configuration of two units in the main building and a third standalone unit immediately behind. Unit 1, previously Unit 1-2, is a three bedroom one bathroom unit currently has seen some renovation with new flooring and paint but will need a cooker. It does feature a good-sized basic kitchen/meals area, lounge, two double bedrooms and a bathroom and laundry. While Unit 3 is currently tenanted until June 2025 and is the largest unit. It consists of 3 double bedrooms, one and half bathrooms, spacious, but basic kitchen/diner, study/activity, lounge room with the bathroom being semi-ensuite to the main bedroom, with a breezeway out the back. Finally, Unit 4, which is tenanted until March 2025, is a small free-standing home unit with 2 double bedrooms, open plan kitchen/diner, lounge, and a large wet room at the rear. This unit also is separated from the other two units by a fence and has a lovely garden which is maintained by the current tenant. At present the two long-term tenants give a return on the investment. Plus, when unit 1-2 is renovated, it would only increase the income to be made, or one may choose to reside in it while the current rental income helps with the mortgage. There is a large carport/workshop at the rear for parking and the odd project or two. The tenant of Unit 4 keeps the bore reticulated gardens wonderfully, there are grape vines, a loquat tree, and some citrus to enjoy, plus the block is zoned R40 for future quadplex development potential in the future. Of course, being close to the delights of the Mandurah foreshore and with the city centre practically at your doorstep, lovely walks along the estuary-side, launching a boat and of course fishing is here to enjoy, plus all the pubs, clubs, and restaurants of the city's Entertainment Precinct. It is just a short drive to the local quality schools, the Mandurah Forum and train station. Call Barry Mitting direct on 0414 475 607 to book your inspection today